HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Calgary CMA

Date Released: May 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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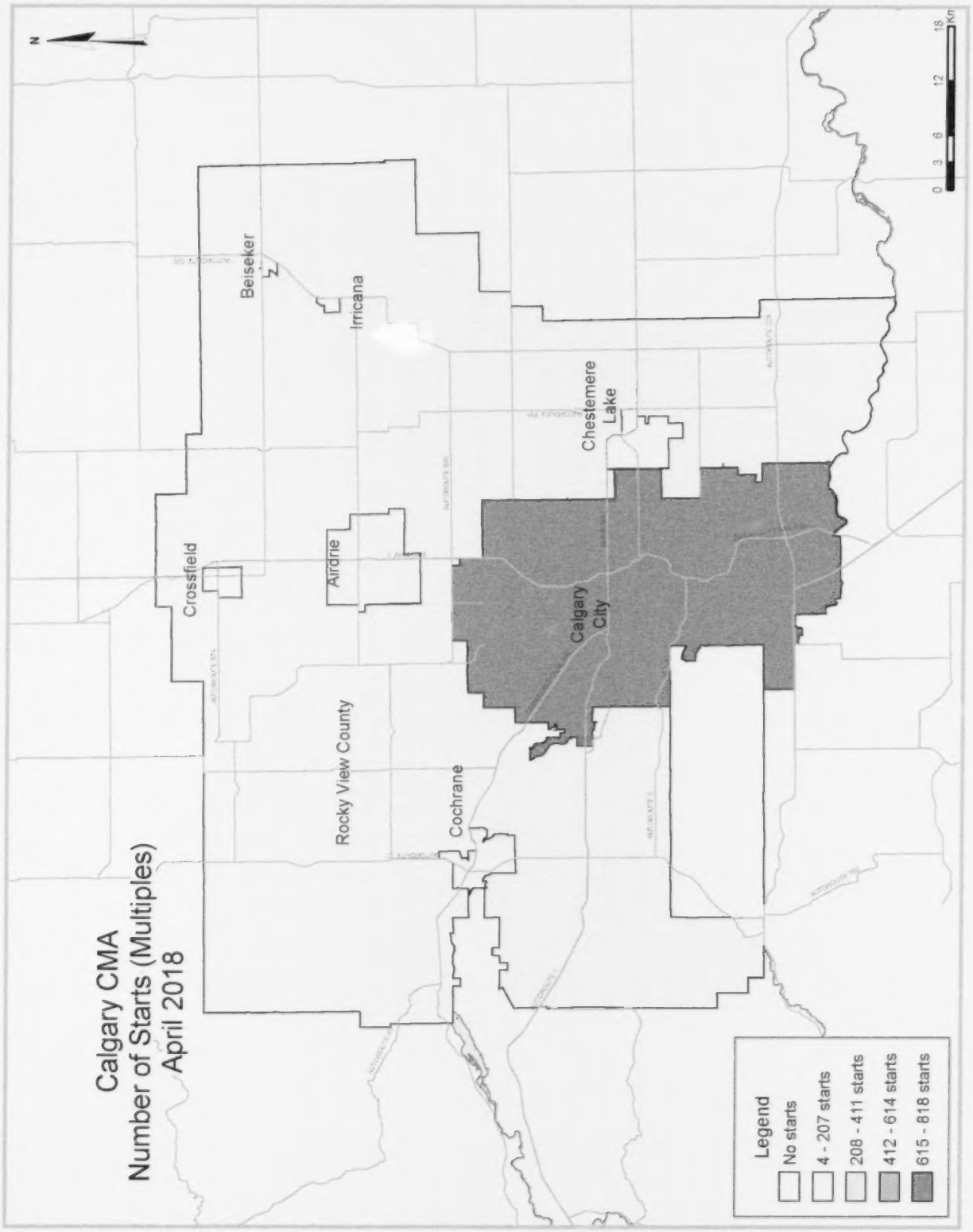
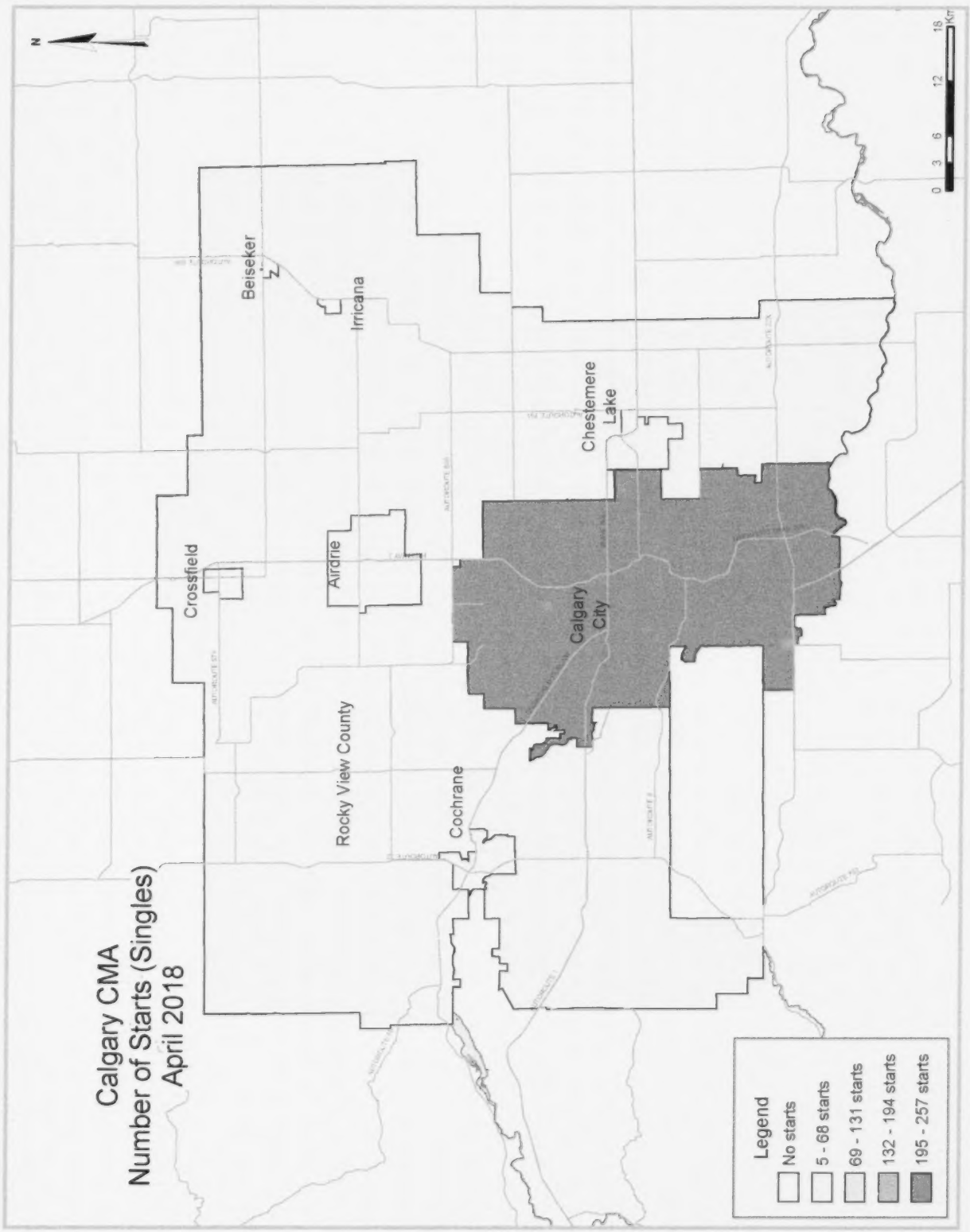
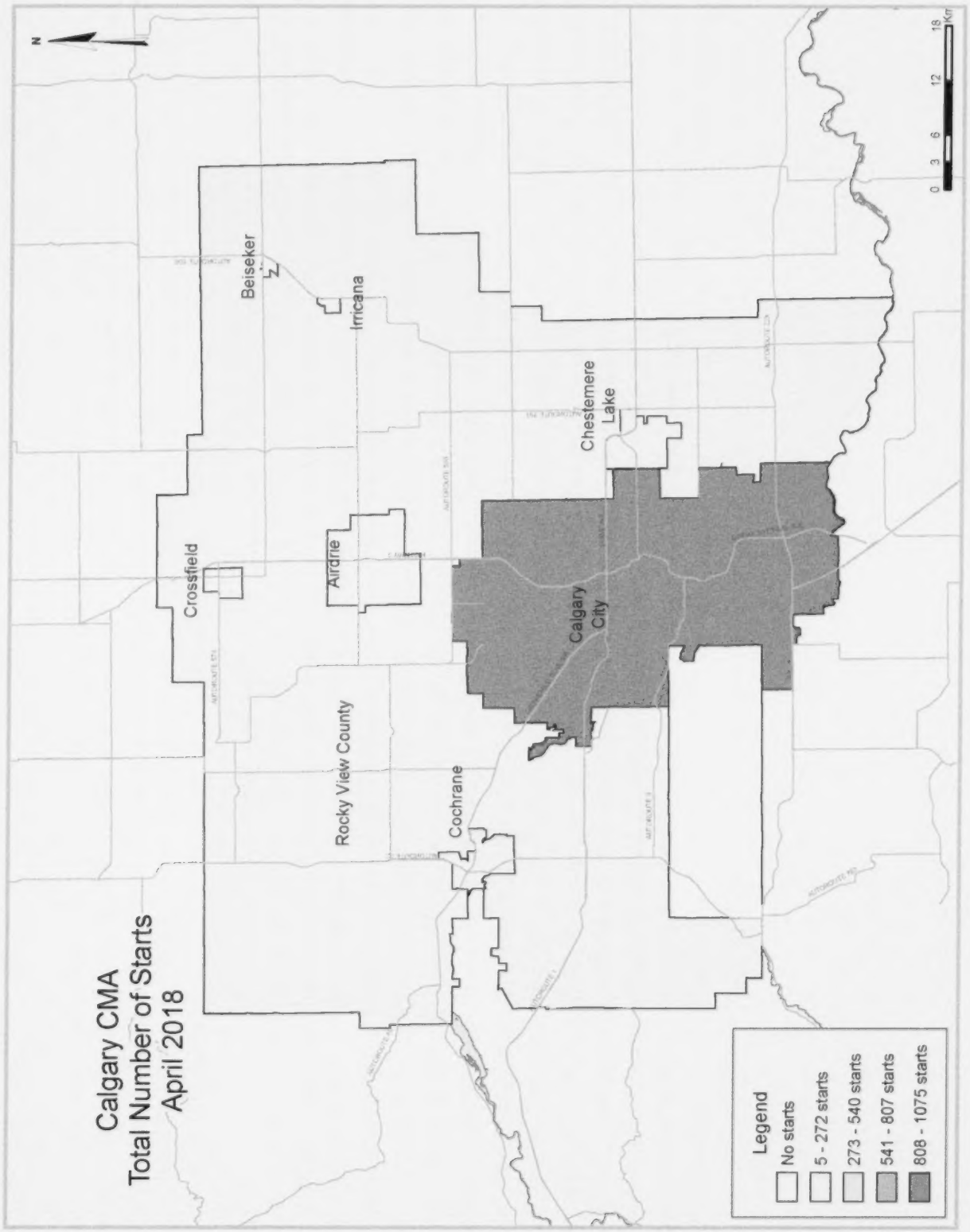
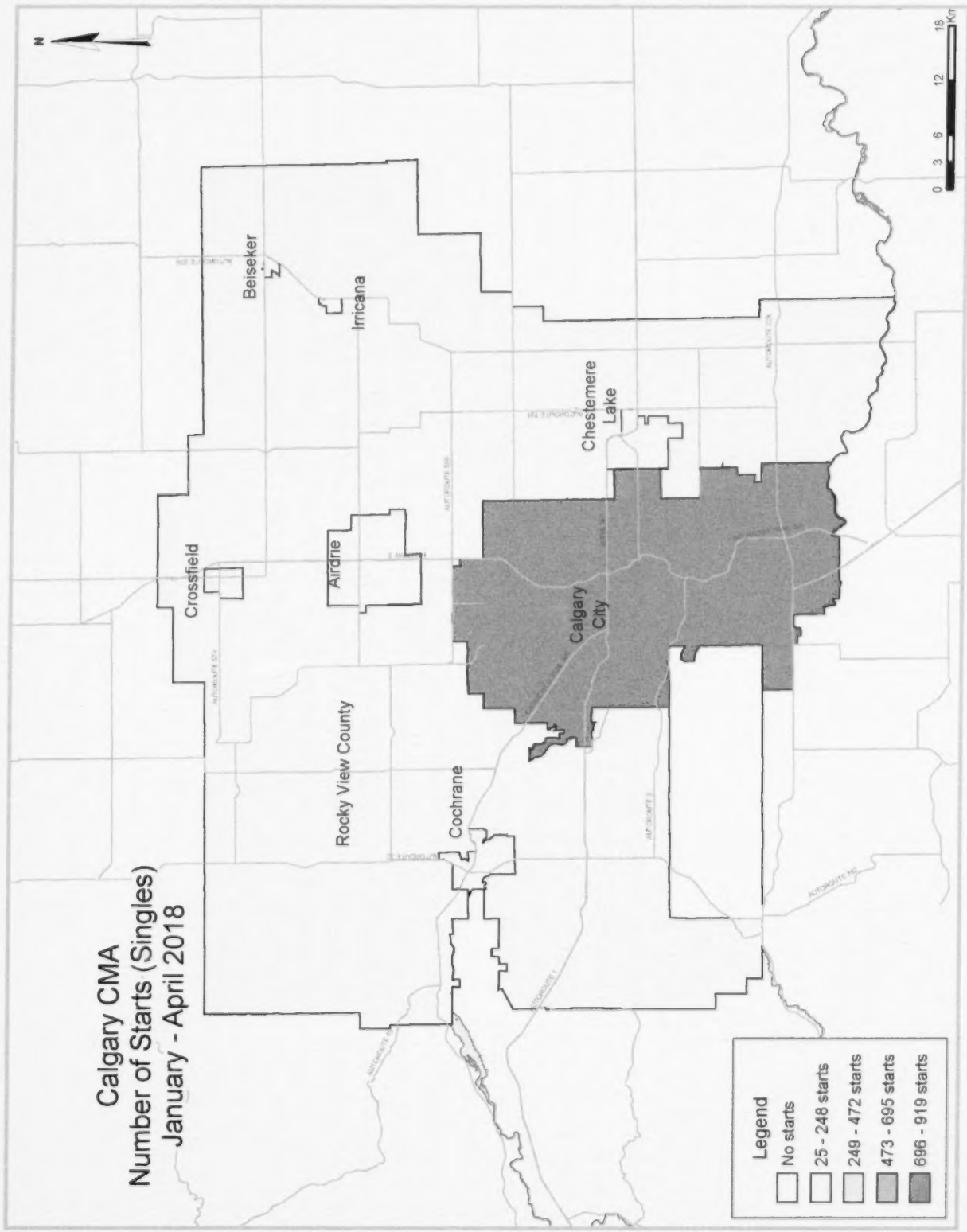

Calgary CMA
Number of Starts (Multiples)
April 2018
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 3 6 12 18 Km
Legend
No starts
4 - 207 starts
208 - 411 starts
412 - 614 starts
615 - 818 starts


Calgary CMA
Number of Starts (Singles)
April 2018
N
0 3 6 12 18 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
5 - 68 starts
69 - 131 starts
132 - 194 starts
195 - 257 starts


Calgary CMA
Total Number of Starts
April 2018
N
0 3 6 12 18
Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
5 - 272 starts
273 - 540 starts
541 - 807 starts
808 - 1075 starts

Calgary CMA
Number of Starts (Multiples)
January - April 2018
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
Rocky View County
Cochrane
Legend
No starts
2 - 447 starts
448 - 893 starts
894 - 1338 starts
1339 - 1784 starts
0 3 6 12 18
Km


Calgary CMA
Number of Starts (Singles)
January - April 2018
N
0 3 6 12 18 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
25 - 248 starts
249 - 472 starts
473 - 695 starts
696 - 919 starts

Calgary CMA
Total Number of Starts
January - April 2018
Legend
No starts
27 - 696 starts
697 - 1365 starts
1366 - 2034 starts
2035 - 2703 starts
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
Rocky View County
Cochrane
N
0
3
6
12
18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2018		
Calgary CMA[1]	March 2018	April 2018
Trend[2]	10,637	11,230
SAAR	10,588	14,826
	April 2017	April 2018
Actual		
April - Single-Detached	402	341
April - Multiples	697	862
April - Total	1,099	1,203
January to April - Single-Detached	1,202	1,268
January to April - Multiples	1,976	1,995
January to April - Total	3,178	3,263

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	341	106	43	0	25	484	0	204	1,203
April 2017	402	106	66	0	94	331	0	100	1,099
% Change	-15.2	0.0	-34.8	n/a	-73.4	46.2	n/a	104.0	9.5
Year-to-date 2018	1,268	344	246	0	147	959	0	299	3,263
Year-to-date 2017	1,202	328	186	0	251	784	0	427	3,178
% Change	5.5	4.9	32.3	n/a	-41.4	22.3	n/a	-30.0	2.7
UNDER CONSTRUCTION									
April 2018	2,436	754	629	0	535	4,463	17	1,724	10,558
April 2017	2,250	682	380	0	651	4,367	13	753	9,096
% Change	8.3	10.6	65.5	n/a	-17.8	2.2	30.8	129.0	16.1
COMPLETIONS									
April 2018	415	68	38	0	36	166	0	0	723
April 2017	308	76	62	0	52	185	4	154	841
% Change	34.7	-10.5	-38.7	n/a	-30.8	-10.3	-100.0	-100.0	-14.0
Year-to-date 2018	1,414	400	284	0	124	482	28	148	2,880
Year-to-date 2017	1,150	300	121	1	277	1,289	6	764	3,908
% Change	23.0	33.3	134.7	-100.0	-55.2	-62.6	**	-80.6	-26.3
COMPLETED & NOT ABSORBED									
April 2018	478	206	89	0	114	1,039	n/a	n/a	1,926
April 2017	443	152	55	0	159	1,170	n/a	n/a	1,979
% Change	7.9	35.5	61.8	n/a	-28.3	-11.2	n/a	n/a	-2.7
ABSORBED									
April 2018	392	81	42	0	51	240	n/a	n/a	806
April 2017	330	87	38	0	59	199	n/a	n/a	713
% Change	18.8	-6.9	10.5	n/a	-13.6	20.6	n/a	n/a	29.5
Year-to-date 2018	1,386	361	238	0	133	651	n/a	n/a	2,769
Year-to-date 2017	1,089	297	83	1	269	894	n/a	n/a	2,633
% Change	27.3	21.5	186.7	-100.0	-50.6	-27.2	n/a	n/a	5.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
April 2018	257	82	23	0	25	484	0	204	1,075
April 2017	278	78	53	0	69	331	0	100	909
Airdrie									
April 2018	42	14	16	0	0	0	0	0	72
April 2017	59	16	7	0	0	0	0	0	82
Beiseker									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2018	10	0	0	0	0	0	0	0	10
April 2017	17	4	0	0	0	0	0	0	21
Cochrane									
April 2018	17	6	4	0	0	0	0	0	27
April 2017	26	8	6	0	25	0	0	0	65
Crossfield									
April 2018	5	0	0	0	0	0	0	0	5
April 2017	8	0	0	0	0	0	0	0	8
Irricana									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2018	10	4	0	0	0	0	0	0	14
April 2017	14	0	0	0	0	0	0	0	14
First Nations									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2018	341	106	43	0	25	484	0	204	1,203
April 2017	402	106	66	0	94	331	0	100	1,099

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
April 2018	1,710	604	439	0	334	4,341	12	1,721	9,161
April 2017	1,608	530	267	0	360	4,292	13	666	7,736
Airdrie									
April 2018	272	54	138	0	76	51	0	0	591
April 2017	252	74	81	0	128	64	0	0	599
Beiseker									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2018	68	0	0	0	0	0	0	0	68
April 2017	49	14	0	0	29	0	0	0	92
Cochrane									
April 2018	148	76	52	0	125	71	5	1	478
April 2017	138	54	32	0	134	11	0	87	456
Crossfield									
April 2018	39	2	0	0	0	0	0	0	41
April 2017	38	0	0	0	0	0	0	0	38
Irricana									
April 2018	2	0	0	0	0	0	0	0	2
April 2017	0	2	0	0	0	0	0	0	2
Rocky View County									
April 2018	197	18	0	0	0	0	0	2	217
April 2017	165	8	0	0	0	0	0	0	173
First Nations									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2018	2,436	754	629	0	535	4,463	17	1,724	10,558
April 2017	2,250	682	380	0	651	4,367	13	753	9,096

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
April 2018	316	44	15	0	36	166	0	0	577
April 2017	260	64	15	0	46	185	4	154	728
Airdrie									
April 2018	49	10	5	0	0	0	0	0	64
April 2017	17	2	24	0	0	0	0	0	43
Beiseker									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2018	6	0	0	0	0	0	0	0	6
April 2017	7	0	0	0	6	0	0	0	13
Cochrane									
April 2018	23	12	18	0	0	0	0	0	53
April 2017	6	8	23	0	0	0	0	0	37
Crossfield									
April 2018	0	2	0	0	0	0	0	0	2
April 2017	4	0	0	0	0	0	0	0	4
Irricana									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2018	21	0	0	0	0	0	0	0	21
April 2017	14	2	0	0	0	0	0	0	16
First Nations									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2018	415	68	38	0	36	166	0	0	723
April 2017	308	76	62	0	52	185	4	154	841

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
April 2018	353	173	62	0	98	1,025	n/a	n/a	1,711
April 2017	311	111	8	0	122	1,154	n/a	n/a	1,706
Airdrie									
April 2018	47	14	12	0	3	10	n/a	n/a	86
April 2017	48	26	38	0	10	12	n/a	n/a	134
Beiseker									
April 2018	0	0	0	0	0	0	n/a	n/a	0
April 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
April 2018	9	3	0	0	0	0	n/a	n/a	12
April 2017	12	1	0	0	16	0	n/a	n/a	29
Cochrane									
April 2018	35	12	15	0	13	4	n/a	n/a	79
April 2017	31	12	9	0	11	4	n/a	n/a	67
Crossfield									
April 2018	9	0	0	0	0	0	n/a	n/a	9
April 2017	10	0	0	0	0	0	n/a	n/a	10
Irricana									
April 2018	0	2	0	0	0	0	n/a	n/a	2
April 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
April 2018	25	2	0	0	0	0	n/a	n/a	27
April 2017	31	2	0	0	0	0	n/a	n/a	33
First Nations									
April 2018	0	0	0	0	0	0	n/a	n/a	0
April 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
April 2018	478	206	89	0	114	1,039	n/a	n/a	1,926
April 2017	443	152	55	0	159	1,170	n/a	n/a	1,979

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
April 2018	297	63	26	0	51	238	n/a	n/a	675
April 2017	267	67	15	0	55	199	n/a	n/a	603
Airdrie									
April 2018	44	6	8	0	0	2	n/a	n/a	60
April 2017	26	10	6	0	0	0	n/a	n/a	42
Beiseker									
April 2018	0	0	0	0	0	0	n/a	n/a	0
April 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
April 2018	7	0	0	0	0	0	n/a	n/a	7
April 2017	6	0	0	0	4	0	n/a	n/a	10
Cochrane									
April 2018	20	10	8	0	0	0	n/a	n/a	38
April 2017	9	10	17	0	0	0	n/a	n/a	36
Crossfield									
April 2018	3	2	0	0	0	0	n/a	n/a	5
April 2017	6	0	0	0	0	0	n/a	n/a	6
Irricana									
April 2018	0	0	0	0	0	0	n/a	n/a	0
April 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
April 2018	21	0	0	0	0	0	n/a	n/a	21
April 2017	16	0	0	0	0	0	n/a	n/a	16
First Nations									
April 2018	0	0	0	0	0	0	n/a	n/a	0
April 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
April 2018	392	81	42	0	51	240	n/a	n/a	806
April 2017	330	87	38	0	59	199	n/a	n/a	713

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	4,423	1,306	852	0	678	3,282	49	944	11,534
% Change	26.8	38.6	138.0	n/a	-9.7	-7.4	**	**	24.8
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Calgary City	257	278	84	78	46	122	688	431	1,075	909	18.3
Airdrie	42	59	14	16	16	7	0	0	72	82	-12.2
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	10	17	0	4	0	0	0	0	10	21	-52.4
Cochrane	17	26	6	16	4	23	0	0	27	65	-58.5
Crossfield	5	8	0	0	0	0	0	0	5	8	-37.5
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	10	14	4	0	0	0	0	0	14	14	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	341	402	108	114	66	152	688	431	1,203	1,099	9.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	919	880	260	238	280	316	1,244	1,124	2,703	2,558	5.7
Airdrie	128	147	42	54	87	58	0	0	257	259	-0.8
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	35	24	0	10	0	0	0	0	35	34	2.9
Cochrane	94	74	42	36	18	53	12	87	166	250	-33.6
Crossfield	25	29	2	0	0	0	0	0	27	29	-6.9
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	67	48	6	0	0	0	2	0	75	48	56.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,268	1,202	352	338	385	427	1,258	1,211	3,263	3,178	2.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Calgary City	46	122	0	0	484	331	204	100
Airdrie	16	7	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	4	23	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	66	152	0	0	484	331	204	100

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	280	316	0	0	948	784	296	340
Airdrie	87	58	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	18	53	0	0	11	0	1	87
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	385	427	0	0	959	784	299	427

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Calgary City	362	409	509	400	204	100	1,075	909
Airdrie	72	82	0	0	0	0	72	82
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	10	21	0	0	0	0	10	21
Cochrane	27	40	0	25	0	0	27	65
Crossfield	5	8	0	0	0	0	5	8
Irricana	0	0	0	0	0	0	0	0
Rocky View County	14	14	0	0	0	0	14	14
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	490	574	509	425	204	100	1,203	1,099

Table 2.5: Starts by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	1,333	1,267	1,074	951	296	340	2,703	2,558
Airdrie	251	219	6	40	0	0	257	259
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	35	34	0	0	0	0	35	34
Cochrane	139	119	26	44	1	87	166	250
Crossfield	27	29	0	0	0	0	27	29
Irricana	0	0	0	0	0	0	0	0
Rocky View County	73	48	0	0	2	0	75	48
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,858	1,716	1,106	1,035	299	427	3,263	3,178

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Calgary City	316	260	44	68	51	61	166	339	577	728	-20.7
Airdrie	49	17	10	2	5	24	0	0	64	43	48.8
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	6	7	0	0	0	6	0	0	6	13	-53.8
Cochrane	23	6	12	8	18	23	0	0	53	37	43.2
Crossfield	0	4	2	0	0	0	0	0	2	4	-50.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	21	14	0	2	0	0	0	0	21	16	31.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	415	308	68	80	74	114	166	339	723	841	-14.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	1,072	804	318	208	329	241	630	2,041	2,349	3,294	-28.7
Airdrie	149	164	34	56	70	87	0	12	253	319	-20.7
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	26	28	0	0	0	31	0	0	26	59	-55.9
Cochrane	83	60	42	34	31	33	0	0	156	127	22.8
Crossfield	16	18	6	6	0	0	0	0	22	24	-8.3
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	68	77	6	8	0	0	0	0	74	85	-12.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,414	1,151	406	312	430	392	630	2,053	2,880	3,908	-26.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Calgary City	51	57	0	4	166	185	0	154
Airdrie	5	24	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	6	0	0	0	0	0	0
Cochrane	18	23	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	74	110	0	4	166	185	0	154

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	329	237	0	4	482	1,277	148	764
Airdrie	42	87	28	0	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	31	0	0	0	0	0	0
Cochrane	31	33	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	402	388	28	4	482	1,289	148	764

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Calgary City	375	339	202	231	0	158	577	728
Airdrie	64	43	0	0	0	0	64	43
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	7	0	6	0	0	6	13
Cochrane	53	37	0	0	0	0	53	37
Crossfield	2	4	0	0	0	0	2	4
Irricana	0	0	0	0	0	0	0	0
Rocky View County	21	16	0	0	0	0	21	16
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	521	446	202	237	0	158	723	841

Table 3.5: Completions by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	1,609	1,048	592	1,476	148	770	2,349	3,294
Airdrie	225	265	0	54	28	0	253	319
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	26	28	0	31	0	0	26	59
Cochrane	142	121	14	6	0	0	156	127
Crossfield	22	24	0	0	0	0	22	24
Irricana	0	0	0	0	0	0	0	0
Rocky View County	74	85	0	0	0	0	74	85
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,098	1,571	606	1,567	176	770	2,880	3,908

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
April 2018	94	31.9	89	30.2	43	14.6	15	5.1	54	18.3	295	610,000	681,192
April 2017	89	33.5	106	39.8	40	15.0	8	3.0	23	8.6	266	590,000	657,694
Year-to-date 2018	416	40.0	286	27.5	112	10.8	49	4.7	178	17.1	1,041	575,000	676,041
Year-to-date 2017	302	39.0	228	29.5	96	12.4	23	3.0	125	16.1	774	580,000	692,415
Airdrie													
April 2018	34	77.3	6	13.6	3	6.8	0	0.0	1	2.3	44	455,000	498,451
April 2017	23	88.5	3	11.5	0	0.0	0	0.0	0	0.0	26	465,000	476,404
Year-to-date 2018	113	80.7	19	13.6	5	3.6	0	0.0	3	2.1	140	485,000	500,860
Year-to-date 2017	122	83.0	17	11.6	7	4.8	0	0.0	1	0.7	147	475,000	482,837
Beiseker													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
April 2018	0	0.0	4	57.1	2	28.6	1	14.3	0	0.0	7	-	-
April 2017	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	-	881,467
Year-to-date 2018	0	0.0	5	18.5	11	40.7	6	22.2	5	18.5	27	-	790,404
Year-to-date 2017	3	10.7	10	35.7	6	21.4	4	14.3	5	17.9	28	-	781,082
Cochrane													
April 2018	14	70.0	4	20.0	2	10.0	0	0.0	0	0.0	20	482,500	505,355
April 2017	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	-	420,422
Year-to-date 2018	63	77.8	11	13.6	7	8.6	0	0.0	0	0.0	81	470,000	488,444
Year-to-date 2017	48	87.3	5	9.1	0	0.0	1	1.8	1	1.8	55	445,000	448,506
Crossfield													
April 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
April 2017	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	-	412,103
Year-to-date 2018	25	100.0	0	0.0	0	0.0	0	0.0	0	0.0	25	-	364,363
Year-to-date 2017	18	100.0	0	0.0	0	0.0	0	0.0	0	0.0	18	-	392,901
Irricana													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
April 2018	2	20.0	0	0.0	0	0.0	1	10.0	7	70.0	10	957,500	1,031,130
April 2017	2	18.2	1	9.1	0	0.0	0	0.0	8	72.7	11	995,000	1,178,445
Year-to-date 2018	4	7.4	5	9.3	5	9.3	6	11.1	34	63.0	54	935,000	1,068,557
Year-to-date 2017	15	24.6	3	4.9	4	6.6	8	13.1	31	50.8	61	865,000	1,047,261
First Nations													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
April 2018	147	38.8	103	27.2	50	13.2	17	4.5	62	16.4	379	590,000	658,356
April 2017	128	39.5	111	34.3	44	13.6	9	2.8	32	9.9	324	580,000	653,831
Year-to-date 2018	621	45.4	326	23.8	140	10.2	61	4.5	220	16.1	1,368	565,000	660,770
Year-to-date 2017	508	46.9	263	24.3	113	10.4	36	3.3	163	15.1	1,083	560,000	667,716

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2018						
Submarket	April 2018	April 2017	% Change	YTD 2018	YTD 2017	% Change
Calgary City	681,192	657,694	3.6	676,041	692,415	-2.4
Airdrie	498,451	476,404	4.6	500,860	482,837	3.7
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	881,467	n/a	790,404	781,082	1.2
Cochrane	505,355	420,422	20.2	488,444	448,506	8.9
Crossfield	-	412,103	n/a	364,363	392,901	-7.3
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,031,130	1,178,445	-12.5	1,068,557	1,047,261	2.0
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	658,356	653,831	0.7	660,770	667,716	-1.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

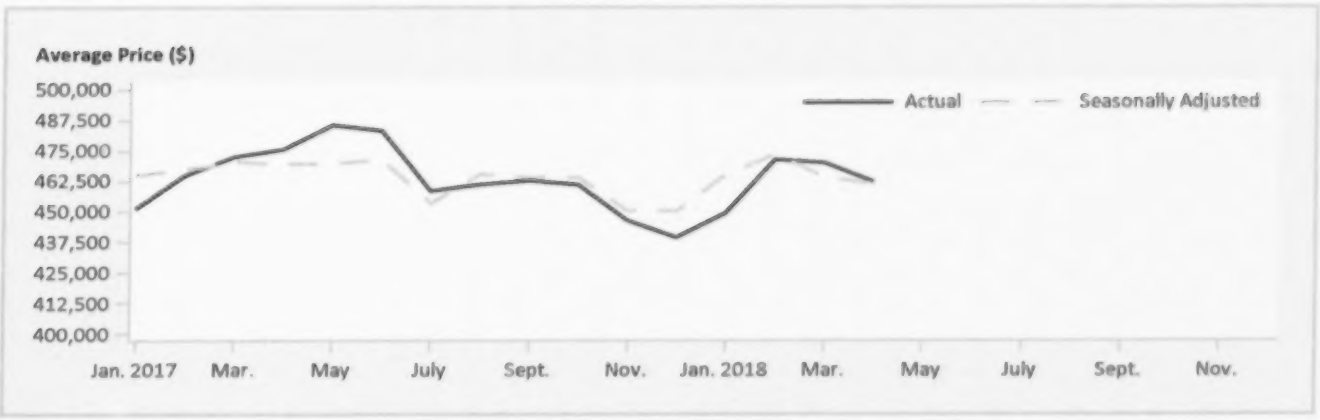


Figure 5.2: MLS® Residential Sales for Calgary

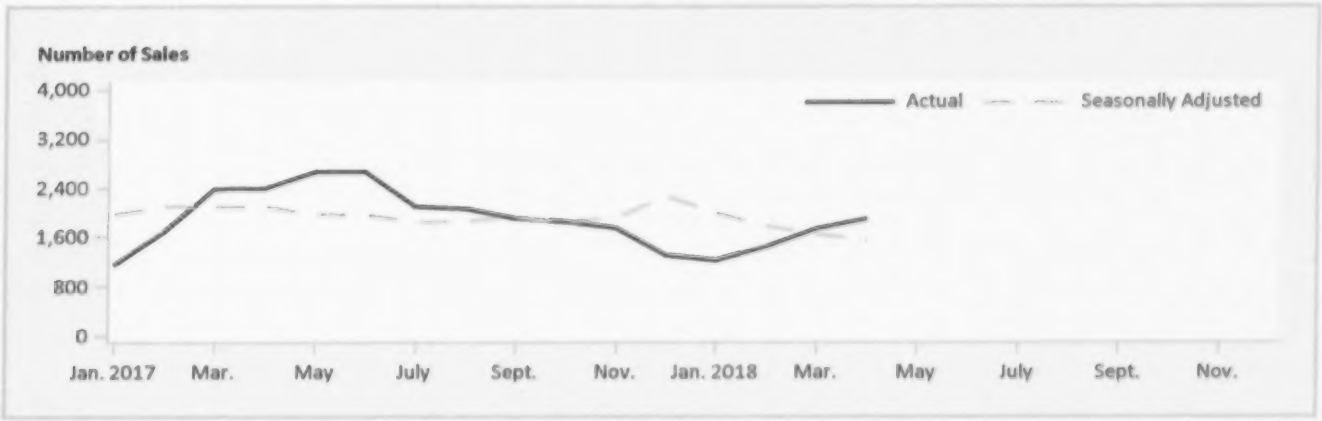
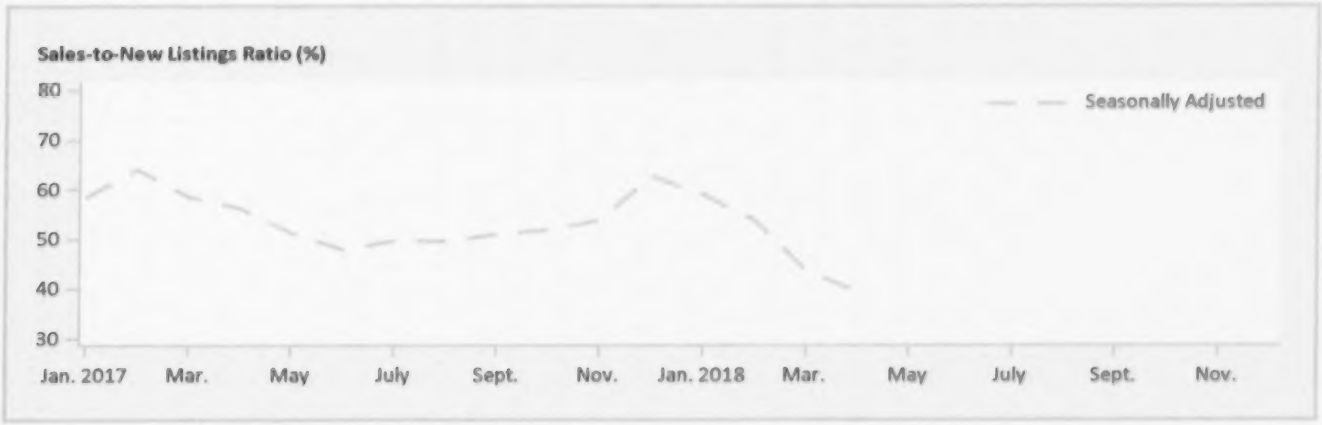


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
April 2018

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	137.4	819	9.9	75.1	1,134
	February	561	3.14	4.64	99.7	137.2	820	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.2	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	822	9.2	74.5	1,162
	May	561	3.14	4.64	99.5	137.8	827	9.3	74.8	1,155
	June	561	3.14	4.64	99.5	137.5	833	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	837	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.4	74.7	1,129
	September	575	3.09	4.89	100.3	137.6	833	8.4	74.2	1,135
	October	581	3.24	4.99	100.4	138.2	830	8.1	73.7	1,142
	November	581	3.24	4.99	100.5	138.9	829	7.7	73.1	1,148
	December	581	3.24	4.99	100.3	138.0	834	7.5	73.3	1,159
2018	January	590	3.34	5.14	100.3	139.3	841	7.6	74.0	1,156
	February	590	3.34	5.14	100.0	140.2	845	7.9	74.4	1,165
	March	590	3.34	5.14	99.6	140.4	843	8.2	74.4	1,164
	April	590	3.34	5.14		141.2	842	8.0	74.0	1,167
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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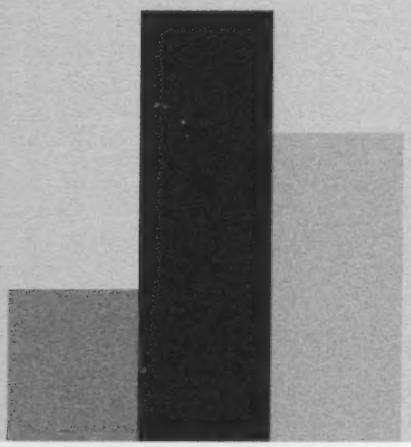

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